

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION
OFFICIAL MINUTES
JULY 3, 2013**

- The Historic and Design Review Commission of the City of San Antonio met in session at 8:30 A.M., in the Board Room, Development and Business Services Center, 1901 S. Alamo
- The meeting was called to order by Commissioner Cone, Chair, and the roll was called by the Secretary.

PRESENT: Cone, Carpenter, Laffoon, Guarino, Salas, Shafer, Feldman

ABSENT: Zuniga Valenzuela, Connor

- Chairman's Statement
- Citizens to be heard
- Announcements

The Commission then considered the Consent Agenda which consisted of:

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| 1. Case No. 2013-194 | 310 Refugio |
| 2. Case No. 2013-186 | Downtown Bike Racks |
| 3. Case No. 2013-188 | 126 E. Lullwood Ave. |
| 4. Case No. 2010-435 | 204 E. Mulberry |
| 5. Case No. 2013-054 | 205 E. Houston |
| 6. Case No. 2013-195 | 506 S. Main Ave. |
| 7. Case No. 2013-192 | 515 McCullough |
| 8. Case No. 2013-200 | 507 S. Main |
| 9. Case No. 2013-198 | 126 W. Agarita |
| 10. Case No. 2013-197 | 320 E. Hollywood |
| 11. Case No. 2013-189 | 514 Madison |
| 12. Case No. 2013-202 | 315 S. Santa Rosa |
| 13. Case No. 2013-182 | Multiple locations downtown – Downtown Light Pole Replacement |
| 14. Case No. 2013-191 | 122 Schreiner Pl. |
| 15. Case No. 2013-196 | 408 Dwyer |
| 16. Case No. 2013-147 | 250 Lovera |
| 17. Case No. 2013-201 | 222 Camargo |
| 18. Case No. 2013-035 | 1003 S. Main |
| 19. Case No. 2013-203 | UDC Amendments |

Items 1, 10, 12, 13, 15 and 18 were pulled from the Consent Agenda to be heard under Individual Consideration.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Guarino to approve the remaining cases on the Consent Agenda based staff recommendations.

AYES: Cone, Carpenter, Laffoon, Guarino, Salas, Shafer, Feldman

NAYS: None

THE MOTION CARRIED.

1. HDRC NO. 2013-194

Applicant: Chris Krager

Address: 310 Refugio

The applicant is requesting conceptual approval to construct a new single-family residence on a vacant lot at 310 Refugio. The proposed residence will have a footprint of approximately 1,500 sf and a partial 2nd floor. The proposed residence is modern in design with a flat roof, horizontal windows and a materials palette consisting of brick, stucco and wood. The site will be treated with a permeable hardscape, box planters and tandem parking along the western property line.

FINDINGS:

- a. This block of Refugio is mostly intact, with two vacant lots on either side of the street. The majority of the existing residences are small Folk Victorian houses with a fairly consistent setback along the street.
- b. Most homes on this block of Refugio are located along the front property line or have minimal setbacks from the street. Staff finds that the proposed front setback for the new residence is generally consistent with the block face, however there is concern that the cantilevered portion of the front façade (which extends approximately 18”) will project past the established pattern and become a distraction. Additional documentation will be required prior to final approval which illustrates the visual impact of the proposed cantilever in relation to street views in order to ensure consistency with the Guidelines for New Construction 1.A and 1.B.
- c. The majority of existing homes on this block of Refugio are a single-story structures, although taller, multi-family properties are located nearby. Staff finds that the proposed residence is predominately one-story, respecting the existing street conditions. The proposed flat roof helps to maintain a lower profile along the street edge, consistent with the Guidelines for New Construction 2.A.
- d. The proposed façade composition is a considerable departure from the precedent set by adjacent and nearby historic properties. The proposed horizontal banding and extruded windows reference a modern aesthetic that is not consistent with the Guidelines for New Construction 2.C. However, staff finds that there is precedent for modern design within the Lavaca Historic District, and that this type of infill is appropriate provided that other applicable guidelines are met.
- e. The proposed residence features an interior courtyard. The building footprint is approximately 50% of the total parcel area, consistent with the Guidelines for New Construction 2.D.
- f. The proposed residence incorporates some materials that are complimentary of the Lavaca Historic District including stucco and wood. Staff finds that there is not precedent for brick veneer in single-family residences within the district and that alternative cladding should be explored to be consistent with the Guidelines for New Construction 3.A. The applicant has provided an option for a stacked stone veneer which staff finds to be a compatible material.
- g. The proposed tandem parking is minimal and does not require the installation of additional impervious materials.

Staff recommends conceptual approval of the option featuring stone veneer with the stipulation that views along the street be fully explored prior to applying for a Certificate of Appropriateness for final approval.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Carpenter to refer to the Design Review Committee.

AYES: Cone, Carpenter, Laffoon, Guarino, Salas, Shafer, Feldman

NAYS: None

THE MOTION CARRIED.

10. HDRC NO. 2013-197

Applicant: Cloud Roofing

Address: 320 E. Hollywood

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing 3-tab shingle roof with a standing seam metal. The new metal roof will be a dark bronze color.

FINDINGS:

- a. According to the Bexar County Appraisal District, the residence at 320 E Hollywood was constructed circa 1977. The structure does not appear on Sanborn maps updated through 1951, which supports 1977 as the likely date of construction.
- b. The structure at 320 E Hollywood is a two-story residence with a hipped roof, brick veneer and aluminum windows. It has no discernable architectural style and is not a contributing resource to the Monte Vista Historic District.
- c. Staff finds that a standing seam metal roof would not detract from the architectural integrity of this structure and would be appropriate within the Monte Vista Historic District provided that the roof is installed using ridge and seam details commonly used for historic structures.
- d. Staff finds that while a standard galvalume finish is most appropriate for historic structures, a darker finish would be appropriate in this case to blend with the existing colors found in the brick veneer.

Staff recommends approval with the stipulations that the new roof not incorporate a raised ridge cap vent and use a double-munch seam instead, that ridges are less than 2" high and panels are 18-21" wide.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Guarino to approve with a ridge cap vent that is no wider than 10 inches.

AYES: Cone, Carpenter, Laffoon, Guarino, Salas, Shafer, Feldman

NAYS: None

THE MOTION CARRIED.

12. HDRC NO. 2013-202

Applicant: Cathleen Crab, CIMS

Address: 315 S. Santa Rosa

The applicant is requesting a Certificate of Appropriateness for approval to install a permanent display area for public service announcement banners. The installation will allow for an initial banner measuring 106'-6" by 27'-0", spanning length of the west façade of the existing parking structure. This initial banner will be replaced periodically by banners of matching size featuring different messages.

FINDINGS:

- a. Staff finds that because the banner is installed over parking garage screening, its placement does not obscure or damage any architectural features.
- b. Staff finds that the banner does not advertise an off-premises business or service.
- c. Staff finds that this installation is oriented toward an elevated highway and does not directly impact nearby historic resources or the established neighborhood character.

Staff recommends approval as submitted.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Carpenter to refer to the Design Review Committee.

AYES: Cone, Carpenter, Laffoon, Guarino, Salas, Shafer, Feldman

NAYS: None

THE MOTION CARRIED.

13. HDRC NO. 2013-182

Applicant: Mark Brodeur, City Design Center, City of San Antonio

Address: Multiple locations downtown

The applicant is requesting a Certificate of Appropriateness for approval to replace 922 existing non-historic light poles in the downtown area with a new design. The requested poles are fluted with a 2'-wide base and acorn finial. A cobra head style mount with a hooded fixture will be secured at the top of the pole. Total fixture heights are 32'-8" for the taller poles and 27'-8" for the shorter poles. The poles will be painted "Tavern Square Green". The requested poles are also equipped for banner display 14' above ground.

FINDINGS:

a. The proposed light pole design is complimentary of the historic urban fabric in Downtown San Antonio and are consistent with the provisions of UDC 35-646.

b. The proposed replacements are for non-historic light poles only and will not remove or destroy any historic materials.

Staff recommends approval as submitted.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Carpenter to approve as submitted based on findings a and b.

AYES: Cone, Carpenter, Laffoon, Guarino, Salas, Shafer, Feldman

NAYS: None

THE MOTION CARRIED.

15. HDRC NO. 2013-196

Applicant: Daniel Moyer, CAM Solar

Address: 408 Dwyer

The applicant is requesting a Certificate of Appropriateness for approval to install 3 sections of solar panels on the existing standing seam metal roof at 408 Dwyer.

FINDINGS:

a. The structure at 408 Dwyer is a two-story, brick Victorian home and is locally-designated as an individual landmark. It was constructed circa 1890 as the home of W.B. Teargarden. Although once a residential area, this house is one of only two houses that remain intact on the block. Vacant lots are located on either side of the structure. Solar panels installed on the side and rear pitches of the roof would be visible from the public right-of-way due to the vacant lots. However, due to the height of the structure, the panels would not be highly visible immediately in front of the property.

b. According to the Guidelines for New Construction 7.C, new solar collectors should be located towards the side or rear roof pitches when possible and be installed flush with the surface of the roof. Two of the three proposed sections of panels meet this guideline.

c. A third requested section of solar panels is proposed for the roof of the two-story, corner porch. This roof has a relatively low pitch, and panels mounted at this location would not be highly visible from the street provided that the panels are not greatly raised off the surface of the roof. This section of roof is preferred by the applicant due to its optimal exposure. Another section towards the rear of the structure may be more appropriate for mounting the panels, but according to the applicant, does not receive as much exposure.

d. The panels have a nominal thickness of 1 ½ inches and will be installed on a rail that is fastened to the raised seams of the roof. The panels will be raised from the surface of the roof by a distance of approximately 3 ½ inches for a total height of 5 inches.

Staff recommends approval as submitted based on the findings.

COMMISSION ACTION:

The motion was made by Commissioner Guarino and seconded by Commissioner Carpenter to refer to the Design Review Committee.

AYES: Cone, Carpenter, Laffoon, Guarino, Salas, Shafer, Feldman

NAYS: None

THE MOTION CARRIED.

18. HDRC NO. 2013-035

Applicant: Jill Giles

Address: 1003 S. Main

1. Construct a two story, 1,720 square foot rear addition to the existing 2,200 square foot one story home. The proposed rear addition will include a kitchen, sitting room, laundry, and bathroom with a master suite upstairs. The proposed addition will have wood siding and a flat roof.
2. Construct a screened in porch in the courtyard of the back yard. The proposed rear addition is structured around a central courtyard space, which is proposed to become a screened in porch facing the existing side yard of the property.
3. Construct a new 585 square foot carport to the rear of the existing home. The proposed carport will connect to the proposed rear addition and will be accessed through a new rolling gate from the alley behind the home.
4. Install a new 42" wood picket fence around the Guenther Street side and the front of the property.

FINDINGS:

- a. This application was reviewed by the Design Review Committee on January 22, 2013. At that time, the committee found that the revised proposal for a rear addition to this house mitigated some of the concerns raised at the original HDRC hearing. Those concerns included scale, fenestration and massing. The committee noted that the revised proposal which has a flat roof and incorporates a visible separation between the original structure and the proposed addition has addressed some of the concerns about massing. Similarly, the applicant is no longer requesting a small side addition which will leave the south façade of the structure visually intact. The committee had questions about the windows being used on the new addition. Most of the proposed windows will maintain the dimensions of the original windows on the home, but there will also be horizontal windows and diamond pattern windows used. The committee asked that, prior to the hearing, the applicant provide a view of the proposed addition from behind the home to understand how it will address the Guenther Street and relate to the existing home.
- b. OHP staff met on site with the applicant and a representative on February 12, 2013. At that time, staff noted that there are real concerns for the occupants regarding traffic noise from Guenther Street and Main Avenue and the neighboring multi-family complex whose upper floors look down into the rear yard of this property. The applicant showed staff the utility easement which occupies the southwest corner of the property which limits potential expansion as well as the existing pool which occupies much of the rear yard.
- c. This request received conceptual approval on February 20, 2013, with the stipulations that the applicant return to meet with the Design Review Committee prior to applying for final approval to discuss the final design, particularly in reference to the fenestration pattern, the landscaping proposed on the Guenther Street side, and the final material selection.

d. This application was reviewed again by the Design Review Committee on March 12, 2013. At that meeting, the committee noted that the original home steps back along Guenther Street, rather than aligning to the street which is at a diagonal. The committee also noted that the revised fenestration is more appropriate and ties in with the original fenestration more clearly. The committee found the massing of the addition to be less aggressive than the first iteration of this project. There was also discussion about the way the proposed addition meets the original structure—it takes a different approach than a glass box which is the more common transitional element.

e. This application was reviewed a third time by the Design Review Committee on June 25, 2013. At that meeting, the committee found that the proposal was consistent with what was approved conceptually and that it fulfilled the stipulations attached to conceptual approval in terms of window configuration and material selection. Staff concurs with these findings.

f. According to the OHP survey information, the home at 1003 S. Main was built in 1910 and it first appears on the 1912 Sanborn map. On this map, the house seems to have been composed of a central brick structure with two spaces at the back that may have been open air or sided in another material. Today, the house maintains brick exterior on the majority of the structure with wood siding on these two spaces at the rear.

g. This brick and wood home was constructed in the Queen Anne style with simplified detailing and a standing seam metal roof.

h. In its current state, this structure has maintained a footprint very similar to its original footprint. Similarly, the building has undergone very little exterior alteration and has been well maintained. As a result, staff finds that this structure has very high historic integrity and should be respected as a good example of the Queen Anne architectural style in San Antonio.

i. While this home is part of a block that is largely intact in terms of the historic pattern of development and contains several individual landmarks, the properties directly across Guenther Street and Main Avenue currently house much larger scale, more recent developments. And while historically, the home at 1003 S. Main would have likely had a stronger and more open presence on both Guenther Street and Main Avenue, the existing conditions have significantly altered the historic context.

j. The proposed addition connects to an existing rear space that may have been an addition itself with a lower roof than the main mass of the historic home. In this way, the proposed new construction maintains a visual separation between old and new and could potentially be removed in the future without damaging the historic form and integrity of the existing home, consistent with the Secretary of the Interior's Standards for Rehabilitation numbers 9 and 10.

k. According to the Historic Design Guidelines for Additions Section 1.B.i, new additions should be subordinate to the principal façade. The proposed addition is on the rear of the existing home and has a smaller footprint than the existing home. The fact that this lot is on a corner means that it will be highly visible from the public right-of-way and will alter the spatial composition of the lot. To help mitigate this and soften the Guenther Street side of the addition, staff finds that landscape elements should be incorporated.

l. The roof of the proposed rear addition is slightly lower than the roof of the existing structure, in accordance with the Historic Design Guidelines for Additions, Section 1.A.i, but the proposed addition will have a different roof form than the existing hipped roof, which is in conflict with Section 1.A.iii, referenced above.

m. Staff finds that using wood siding on the proposed addition is an appropriate way to distinguish the original structure from the new construction.

n. Most of the windows on the proposed addition maintain the dimensions and the light configuration of the original windows on the home, but will not include an arched detail above each one. Staff finds this to be an appropriate method for maintaining the overall fenestration proportions without copying the original detail.

o. The proposed carport will not be highly visible from the public right-of-way and will be located behind the existing home on alley, consistent with the Historic Design Guidelines for New Construction, Sections 5.A.i and 5.B.i.

p. The proposed new front yard wood picket fence is appropriate for the location and consistent with other fences in this area and the nearby King William Historic District, in keeping with the Historic Design Guidelines for Site Elements, Section 2.B.i, 2.B.ii, and 2.B.iii.

1 & 2. Staff recommends approval based on findings e, i, j, k, m, and n with the stipulation that the applicant return for administrative approval of the proposed landscape plan along E. Guenther Street based on finding k.

3. Staff recommends approval as submitted based on finding o.

4. Staff recommends approval as submitted based on finding p.

COMMISSION ACTION:

The motion was made by Commissioner Connor and seconded by Commissioner Carpenter to approve as submitted based on findings a through p.

AYES: Cone, Carpenter, Laffoon, Guarino, Salas, Feldman

NAYS: Shafer

THE MOTION CARRIED.

20. HDRC NO. 2013-190

Applicant: Venterra Realty Management

Address: 109 W. French Pl.

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Replace existing blade at pole sign. The proposed blade will be a 28"x40" routed out dimensional sign. It will be painted to match existing colors
2. Install a "v" shaped monument sign at the corner of French Place and North Main Avenue. The proposed monument will be 5'8" tall and 7'6" wide. The base will be polystyrene with a plastic coating. The sign will be routed out dimensional letters painted blue and will include the business logo and the street address.

FINDINGS:

- a. The building at 109 West French Place is located within the Monte Vista Historic District.
 - b. The proposed blade sign replacement is consistent with the Guidelines for Signage and will not cause adverse effect to the building or the pedestrian experience along West French Place.
 - c. Consistent with the Guidelines for Signage 1.D.i, synthetic materials not historically used in the district are not appropriate signage materials.
 - d. Monument signs are not characteristic of this block of West French Place or North Main Avenue, or historically found within the Monte Vista Historic District. Consistent with the Guidelines for Signage 4.A.iv, suburban style monument signs should not be used when not historically found in the district. A simple freestanding double pole sign that is no taller than 6 ft. would be more appropriate.
 - e. Currently, there are two signs on the building; a wall mounted sign facing West French Place and a double sided blade sign close to the main entrance on North Main Avenue. The proposed signage area including the blade sign and the monument sign totals approximately 100 sq.ft. Consistent with the Guidelines for Signage 1.A.i, the building should have no more than three signs that are less than 50 sq. ft. total.
1. Staff recommends approval of item 1 based on finding b as submitted.
 2. Staff does not recommend approval of item 2 based on findings b-e. Staff recommends a simple double pole sign no taller than 6 ft. and a total signage area for the property of no more than 50 sq.ft.

COMMISSION ACTION:

The motion was made by Commissioner Carpenter and seconded by Commissioner Guarino to 1. Approval of blade sign as submitted based on finding b. 2.Denial of monument sign based on findings c through e.

AYES: Cone, Carpenter, Laffoon, Guarino, Salas, Shafer, Feldman

NAYS: None

THE MOTION CARRIED.

21. HDRC NO. 2013-174

Applicant: Robert Frank Jr.

Address: 238 W. Wildwood Dr.

The applicant is requesting a Certificate of Appropriateness for approval to install a ridge cap vent on a previously approved standing seam metal roof.

FINDINGS:

- a. This case was heard by the HDRC on June 19, 2013. At that time, the Commission approved the request to install a standing seam metal roof with the stipulation that the roof not have a ridge cap vent and use a double much seam with ridges less than 2" and panels that are 18-21" wide.
- b. Consistent with the Guidelines for Maintenance and Alterations Checklist for Metal Roofs, new metal roofs that adhere to the guidelines can be approved as long as the installation of a metal roof is appropriate for the style and period of construction. The checklist includes using a crimped ridge seam consistent with the historic application or a low-profile ridge cap with no ridge cap vent or end cap if a crimped ridge is not used.
- c. Attics were historically vented through gable vents. Ridge vents are predominantly exhaust devices that are commonly used on modern roofs. If sufficient intake air is not available, commonly provided through soffit vents on modern houses, air will be pulled from the interior conditioned spaces into the attic. Installing a ridge vent in this case will not be an efficient ventilation strategy and could potentially damage the historic resource.

Staff does not recommend approval as submitted based on the findings above. Staff recommends that no ridge cap vent is installed and that other methods of venting the attic are explored.

COMMISSION ACTION:

The motion was made by Commissioner Shafer and seconded by Commissioner Guarino to approve with the stipulation that the applicant receive administrative approval from staff regarding locations of the approved ridge cap vent.

AYES: Carpenter, Laffoon, Guarino, Salas, Shafer, Feldman

NAYS: Cone

THE MOTION CARRIED.

22. HDRC NO. 2013-187

Applicant: Gene Williams & Sonya Medina Williams

Address: 104 Bushnell

The applicant is requesting a Certificate of Appropriateness for approval to:

Install fencing around the property at 104 Bushnell. Around the rear yard, the applicant proposes to construct a 6 foot tall stucco wall with a brick cap. Around the front yard, the fence is proposed to be 5'6" tall, composed of wrought iron and stucco pillars. The applicant plans to plant vines that will grow up around the pillars softening the appearance of the fence. At the northwest corner of the property, a 2 foot tall stucco base will be incorporated into the 5'6" tall fence. At this corner, the fence will cut back to allow for greater visibility for drivers turning from Bushnell onto McCullough Ave. Gates are proposed to be installed at the existing front sidewalk approach and the realigned driveway which runs from Bushnell to the rear of the property.

2. Historic Tax Certification. Much of the scope of work is interior or eligible for administrative approval.

FINDINGS:

- a. According to the Monte Vista Historic survey, the home at 104 Bushnell was built in 1914 in the Craftsman style. Both the main house and the accessory building (listed as maid's quarters) were considered contributing resources to the historic district.

b. This home appears on the 1911-1951 Sanborn map. Since that time, the footprint of the main house has not been substantially modified.

COMMISSION ACTION:

The motion was made by Commissioner Shafer and seconded by Commissioner Guarino to refer to an on-site Design Review Committee meeting.

AYES: Cone, Carpenter, Laffoon, Guarino, Salas, Shafer, Feldman

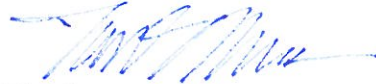
NAYS:

THE MOTION CARRIED.

- Executive Session: Consultation on attorney – client matters (real estate, litigation, contracts, personnel, and security matters) as well as the above mentioned agenda items may be discussed under Chapter 551 of the Texas Government Code.
- Adjournment.

There being no further business, the meeting adjourned at 10:00 A.M.

APPROVED



Tim Cone
Chair